

DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	H02-0255-21	Applicant:	Mr & Mrs Patel
Proposal:	Single storey rear extension and first floor front extension		
Location:	83 Broadway Crowland Peterborough		
Terminal Date:	7th May 2021		

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance**National Planning Policy Framework 2019**

Section 12 of the National Planning Policy Framework, 2019.

12 - Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT**PROPOSAL**

This is a householder application for a single storey rear extension and first floor front extension at 83 Broadway, Crowland. The rear single storey extension will contain a wc, utility and a dining area. The extension will be project 3.15 metres from the original rear wall and be 9.97 metres in width. The eaves height will be approx. 2.8 metres with a maximum lean to height of 3.85 metres. The rear extension will be constructed from matching brick and slate effect interlocking tiles with three rooflights in the roof slope.

The first floor front extension will provide an additional bedroom. The extension will project 3.37 metres from the original principle elevation and measure 3.78 metres in width. The front elevation window is designed to match that of bedroom 1. Brickwork is to match that of the existing dwelling, with slate effect roofing.

SITE DESCRIPTION

The proposal is within defined settlement limits with dwellings located to the north, west and south of the site. A dirt access track is located to the east of the site. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre.

HISTORY

None relevant.

CONSULTATION RESPONSES

Crowland Parish Council

No objections.

North Level District IDB

No comment.

Member of the public

Requests installation of 3 swift nest bricks.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land within defined settlement limits. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the size of the site and is in keeping with the built character and appearance of the surrounding area. The first floor extension would effectively round off the property to the front and the rear extension would project no further than the existing single storey element to the rear.
2. The extensions are constructed to replicate a standard frontage design.
3. The materials of construction are similar to that of the existing dwelling and this is considered to benefit the visual amenity of the site.
4. Access and vehicle generation levels are not impacted by this proposal.
5. Existing community services and infrastructure are not impacted by this proposal.
6. There is not considered to be an impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. Windows to the rear are at ground floor level and there is only a residential garden to the rear. The window serving bedroom 4 is frontage facing, not offering a new overlooking aspect.
7. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre. There is not considered to be a surface water impact from the proposal.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. A sense of place is not impacted by the proposal, which has been designed to be in keeping with the character of the surrounding area and existing dwelling.

5. Cycle and bin storage, as well as car parking provision is not affected by this proposal.

11. There is not considered to be an impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. The first floor extension would effectively round off the property to the front and the rear extension would project no further than the existing single storey element to the rear. The first floor extension follows the existing ground floor footprint of the dwelling and the rear extension is single storey and approx. 1.8m away from a boundary at the closest point. It is therefore not considered that the proposal would result in a material loss of light or be overbearing to neighbouring properties.

12. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre. There is not considered to be a surface water impact from the proposal.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

The proposal can be achieved without materially impacting the character and amenity of the surrounding area. The proposal accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

CONCLUSION

The recommendation is approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.